| 130.0 | 0001 | 0004.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,239,000 / 1,239,000 |
| | | | | | USE VALUE: | 1,239,000 / 1,239,000 |
| | | | | | ASSESSED: | 1,239,000 / 1,239,000 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 11 | | PELHAM TERR, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | QUINN EUNICE P/DONALD T |
| Owner 2: | QUINN JOSEPH P |
| Owner 3: | |
| Street 1: | 11 PELHAM TERR |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | QUINN EUNICE P/DONALD T - |
| Owner 2: | QUINN JOSEPH P - |
| Street 1: | 11 PELHAM TERR |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1880, having primarily Clapboard Exterior and 3322 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 7510.000 | 652,700 | 5,500 | 580,800 | 1,239,000 |
| Total Card | 0.172 | 652,700 | 5,500 | 580,800 | 1,239,000 |
| Total Parcel | 0.172 | 652,700 | 5,500 | 580,800 | 1,239,000 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 372.97 /Parcel: 372.97

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 83929

**GIS Ref**

**GIS Ref**

**Insp Date** 11/11/17

!10157!

## PREVIOUS ASSESSMENT

Parcel ID 130.0-0001-0004.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 104 | FV | 652,700 | 5500 | 7,510. | 580,800 | 1,239,000 | | Year end | 12/23/2021 |
| 2021 | 104 | FV | 621,300 | 5500 | 7,510. | 580,800 | 1,207,600 | | Year End Roll | 12/10/2020 |
| 2020 | 104 | FV | 621,300 | 5500 | 7,510. | 580,800 | 1,207,600 | 1,207,600 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 473,900 | 5500 | 7,510. | 613,000 | 1,092,400 | 1,092,400 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 442,000 | 5500 | 7,510. | 451,700 | 899,200 | 899,200 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 412,800 | 5500 | 7,510. | 432,400 | 850,700 | 850,700 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 412,800 | 5500 | 7,510. | 400,100 | 818,400 | 818,400 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 364,700 | 5500 | 7,510. | 335,600 | 705,800 | 705,800 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 10:12:50 |

**LAST REV**

| Date | Time |
|---|---|
| 01/17/18 | 15:15:49 |

apro

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10157

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| QUINN EUNICE P/ | 51846-353 | | 10/30/2008 | Family | 1 | No | No | | |
| QUINN EUNICE P | 41014-498 | | 9/25/2003 | Family | 1 | No | No | | |
| | 11497-227 | | 4/25/1968 | | | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 83929 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/11/2017 | Inspected | BS | Barbara S |
| 10/14/2017 | MEAS&NOTICE | HS | Hanne S |
| 3/23/2009 | Inspected | 189 | PATRIOT |
| 2/26/2009 | Measured | 372 | PATRIOT |
| 11/3/2000 | Hearing N/C | 189 | PATRIOT |
| 11/3/1999 | Meas/Inspect | 243 | PATRIOT |
| 8/11/1992 | | KT | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 7510 | | Sq. Ft. | Site | | 0 | 90. | 0.86 | 10 | | | | | | | | | 580,767 | | | | | | 580,800 | |

Total AC/HA: 0.17241 | Total SF/SM: 7510 | Parcel LUC: 104 Two Family | Prime NB Desc ARLINGTON | Total: 580,767 | Spl Credit | Total: 580,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BEIGE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B- - Good (-) | | |
| Year Blt: | 1880 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 10 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | Fair |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Fair |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV | - Average | 31. % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| Total: | | | 31 % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 180.00 |
| Size Adj.: | 0.96607459 |
| Const Adj.: | 0.98892087 |
| Adj $ / SQ: | 171.967 |
| Other Features: | 100000 |
| Grade Factor: | 1.21 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 945935 |
| Depreciation: | 293240 |
| Depreciated Total: | 652695 |

## COMMENTS

CHECK COND 7/01.

## RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: 13 | | BRs: 5 | | | Baths: 2 | | | | HB | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | |
| 1 | 6 | 2 | |
| Totals | | | |
| 2 | 13 | 5 | |

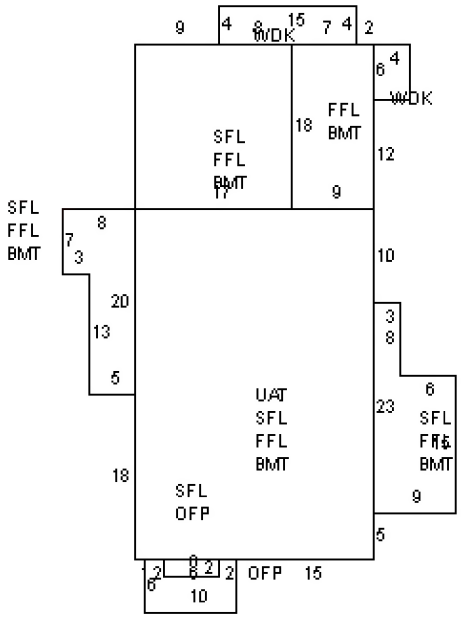
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

WtAv$/SQ: | AvRate: | Ind.Val

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 208.08 |
| Special Features: | 0 | Val/Su Net: | 119.78 |
| Final Total: | 652700 | Val/Su SzAd | 196.48 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,736 | 51.590 | 89,560 |
| FFL | First Floor | 1,736 | 171.970 | 298,534 |
| SFL | Second Floor | 1,586 | 171.970 | 272,739 |
| UAT | Upper Attic | 247 | 68.790 | 16,990 |
| WDK | Deck | 84 | 15.820 | 1,329 |
| OFP | Open Porch | 60 | 43.510 | 2,611 |
| | Net Sketched Area: | 5,449 | Total: | 681,763 |
| Size Ad | 3322 | Gross Area | 6190 | FinArea 3322 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

## PARCEL ID

130.0-0001-0004.0

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 20X22 | A | AV | 1910 | 20.68 | T | 40 | 104 | | | 5,500 | | | 5,500 |

More: N | Total Yard Items: 5,500 | Total Special Featues: | Total: 5,500